

## The Jourdan - Corentin - Issoire Workshops

by Grégory Rohart / 2018-05-31 16:54:49 / France / 7385 / FR



**Address 1 - street** : 75014 PARIS, France

**Gross density** : 118.24 logt/ha

**Population** : 900 hab

**Number of jobs** : 700 emplois

**Starting year of the project** : 2008

**Delivery year of the project** : 2017



1.7 ha



145 000 000 €

**Certifications** :

### ID CARD

Opened in 1884 in the new Parisian district of Petit - Montrouge, the bus center has constantly followed the evolution of urban transport, from the first horse - drawn car to the modern buses of today. Since the 2000s, it was composed of 2 warehouses hosting buses of 17 lines including 2 "Noctilien", 146 buses maintained by 85 maintainers, in addition to 736 machinists and 81 agents.

Through this operation, the RATP group is enhancing its former "mono-functional" site by transforming it into a true new mixed neighborhood:

- preserving at the same time the industrial tool of the RATP group (Center-bus and workshops and its jobs, in heart of city);
- contributing to the creation of 652 housing units (students, social and private) through its social housing subsidiary Logis Transport;

- participating in local life with the implementation of public services (nursery, day-care center, local community) and a trade of 200 m2.
- The program "The Workshops" envisages the city of tomorrow, proposing a new urbanity, turned towards the city and especially the life in town.

- THE RATP GROUP COMMITTED TO MODERNIZING AND URBAN INSERTION OF ITS INDUSTRIAL TOOL

The redevelopment of RATP's industrial infrastructure has a major objective: to guarantee the quality of the transport network and the service provided to passengers in a context of continuous growth in the transport supply.

The 730 hectares of RATP's land being entirely occupied by tunnels, tracks and industrial buildings, the group has adopted a strategy of vertical property valuation. The level of use of each parcel is thus increased, making it possible to limit urban sprawl, optimize the use of space and reduce energy expenditure. Real neighborhoods can then emerge from the land, integrating social housing and private but also shops, offices and public facilities (colleges, crèches, cultural centers, senior clubs, new routes, etc.). The redevelopment of the Jourdan Corentin-Issoire Workshops is the first concrete illustration of this commitment with the construction of more than 660 housing units including 365 student housing units and 193 social housing units on a plot of 1.7ha between the Jourdan boulevard, the rue de la Tombe- Issoire, the street of Father Corentin.

- BUILDING "JOURDAN" A MODEL OF URBAN AND INDUSTRIAL MIX

Bring together in a harmonious way industrial uses (workshops and bus parking), housing (193 social housing units and 20 private) and public facilities (a nursery, a day-care center); this was the challenge imposed on the architects of the building overlooking Boulevard Jourdan. To take it up, the firm Nasrine Seraji designed a building that reveals the variety of functions of the building while playing on the superposition of different levels. This form of spiral building, with its plunging roof that wraps around a large green courtyard allows to maximize the number of housing, ensuring each one of them the best conditions of neighborhood, sunshine or protection against noise.

- THE ART OF EXPLOITING AT THE BEST CONSTRAINTS

Père Corentin street, two new buildings designed by the architectural firm Emmanuel Combarel and Dominique Marrec make the most of urbanization constraints and context. Thus, the bridge-building was conceived as a staircase that would be the link between the old buildings. This design preserves the supply of natural light in this narrow street. 53 homes, T1 to T5, home ownership, have already found purchaser. On the garden side, it is an enigmatic monolith, entirely covered with a zinc shell, which stands at an angle. Everything has been studied to make the most of the building space and make the most of living space. It is therefore in the detail of the layout of its internal spaces, 35 atypical apartments, each with a loggia, that we understand the originality of this building: a fierce desire to submit aesthetics to the conquest of space and light.

## Programme

- Housing
- Offices
- Businesses and services
- Public facilities and infrastructure
- Green spaces
- Others

## Project progress

- Operational phase

## Procedure type

- Urban développement permit
- 

## Key points

- Quality of life
- Mobility
- Biodiversity

## Approaches used

- Others

## Certifications

- Autre

## Data reliability

Self-declared

## TERRITORY

### Type of territory

Located in the 14th arrondissement, along the Boulevard Jourdan between the Porte d'Orléans and the Cité Internationale Universitaire in Paris, the RATP Porte-Orléans bus center has begun a "long process of renovation. the imperative technical optimization of the 1.7 hectare site, the Régie aspires to remodel deep into the surrounding urban landscape while enhancing its land.

Challenges for the strategic site of the Porte d'Orléans:

Developing in the south a linear of 91 meters on the Jourdan boulevard, whose urban landscape is deeply requalified on the occasion of the arrival of the Parisian tramway, this parcel also runs along the streets Père-Corentin in the west and the Tombe-Issoire to the east, about 100 linear meters.

The low altitude and the partial withdrawal of the warehouses occupying it give it false pitches of hollow teeth, compared to the density of the surrounding buildings.

The industrial logic of the workshop imposing a horizontal development, the vertical urbanization of the parcel, essential to its urbanity, therefore necessarily raises other functions, preferably generating additional architectural and economic benefits. Indeed, this density must also contribute to minimize the financial impact of the renovation extension of the deposit in the overall budget of the operation

### Climate zone

[Cfb] Marine Mild Winter, warm summer, no dry season.

### More info

<http://lesateliersjourdan.fr/>

## KEY FIGURES

### Green areas, roofs included

Green areas, roofs included : 8 500 m<sup>2</sup>

### Office floor area

Office floor area : 1 900 m<sup>2</sup>

### Commercial floor area

Commercial floor area : 300 m<sup>2</sup>

### Public facilities floor area

Public facilities floor area : 21 350 m<sup>2</sup>

### Housing floor area

Housing floor area : 36 750 m<sup>2</sup>

### Number of residential units

Number of residential units : 201

### Number of social housing units

Number of social housing units : 191

### Green spaces /inhabitant

9.44

## Detail of subsidies

€ 56 million for the bus center financed more than 80% by the surface real estate operation.

## GOVERNANCE

### Project holder

**Name :** RATP Group, RATP Logis-Transports, SEDP, Paris City Hall

**Type :**

**General description :**

RATP Group Project The four project owners of this operation are: The City of Paris, the RATP group, Logis-Transports (SA HLM subsidiary of the RATP group), and the SEDP (Society for Studies and Heritage Development, subsidiary of the RATP group). RATP and the City of Paris have entrusted Logis Transports with the project management.3 architects are appointed: Eric Lapiere (ELA workshop), Nasrine Seraji (ASAA workshop), Emmanuel Combarel & Dominique Marrec (ECDM workshop)

### Project management

**Description :**

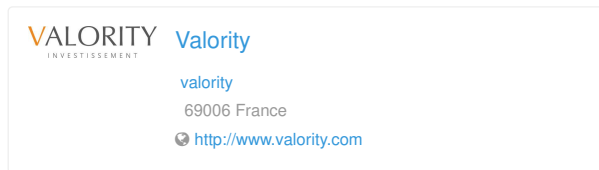
### Project stakeholders

RATP Group

**Function :** Contractor

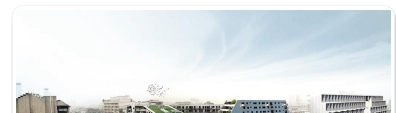
Vincent Souyri

**Construction21 company page :**



## SOLUTIONS

- Urban project governance



## QUALITY OF LIFE

### Quality of life / density

Located in the 14th arrondissement, along the Jourdan boulevard between the Porte d'Orléans and the Cité internationale universitaire in Paris, the RATP Porte-Orléans bus center has begun a long process of renovation. Beyond the imperative technical optimization of the site, the Régie aspires to remodel deep into the surrounding urban landscape while enhancing its land. 3 real estate programs constitute the project Les Ateliers Jourdan, Corentin, Issoire:

- a student residence of 365 rooms
- 191 social housing units,
- a daycare stop
- 80 private dwellings
- 16,000 m<sup>2</sup> of social housing,
- 8,350 m<sup>2</sup> of private dwellings,
- 12,400 m<sup>2</sup> of student housing
- 300 m<sup>2</sup> of shops,
- 1,500 m<sup>2</sup> of facilities (nursery, day-care center and senior club),
- 6000 m<sup>2</sup> garden,
- 21 350 m<sup>2</sup> of bus center (storage and maintenance workshop),
- 1,900 m<sup>2</sup> of offices for the operation of the bus center,
- 255 parking spaces

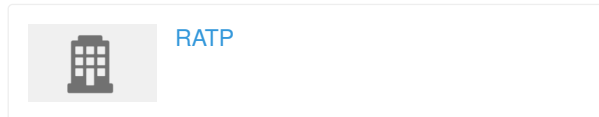
## Net density

118.24

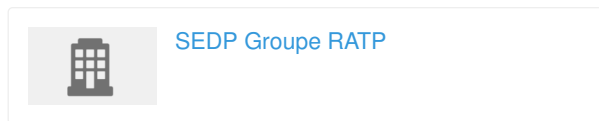
## SOLUTIONS

- Urban densification
- Proximity services

Company :



Company :



## ECONOMIC DEVELOPMENT

### Functional diversity

- a student residence of 365 rooms
- 191 social housing units, a daycare center
- 80 private dwellings.
- 16,000 m<sup>2</sup> of social housing,
- 8,350 m<sup>2</sup> of private dwellings,
- 12,400 m<sup>2</sup> of student housing
- 300 m<sup>2</sup> of shops,
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- 6000 m<sup>2</sup> garden,
- 21 350 m<sup>2</sup> of bus center (storage and maintenance workshop),
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- 255 parking spaces

### % of office area

11

### % of commercial area

2

## SOLUTIONS

An innovative project of urban mix

Description :



## TRANSPORT

### Mobility strategy

The project is close to line 4 of the T3a Tramway and 9 bus lines.

The project integrates the RATP bus center:

## SOLUTIONS

- Soft transportation
- Collaborative transportation

## RESOURCES

## BIODIVERSITY

### Biodiversity and natural areas

This new urban complex is adorned with green spaces with roofs and gardens suspended over an area of 7,300 m<sup>2</sup>, including 600 m<sup>2</sup> of shared gardens and urban agriculture area in the heart of the complex.

## BUILDINGS

### Buildings

To carry out the architectural design of this ambitious project, the RATP Group and the City of Paris have entrusted the project management to three architectural firms: Nasrine Seraji, Eric Lapierre and Emmanuel Combarel & Dominique Marrec.

The originality of the project: these three firms worked together on the project management of the bus center and, on this base, each designed a specific part of the complex: Nasrine Seraji realized the social housing, the private housing of the Boulevard Jourdan, as well as the nursery, Eric Lapierre student residence and Emmanuel Combarel & Dominique Marrec, private housing located rue du Père Coirentin. Each building thus displays a unique and original design, and fits into an overall harmony around the bus center. The quality of life and use of the various buildings, both for the functionalities of the bus center and for the accommodation and the nursery, was particularly elaborated. The architectural project, playing on the superposition of different levels, gives pride of place to light, space and vegetated surfaces.

## Contest

### Reasons for participating in the competition(s)

- Maintain maintenance and storage tools for buses in Paris avoiding 7.5M tonnes CO<sub>2</sub> eq of "empty trip" (high foot) buses.
- Moving from a monofunctional "center-bus" site to a new district in Paris Intramuros
- Social housing provision in Paris Intramuros: 191 social housing units (143 for Logis-Transports and 48 for Paris Habitat)
- Construction of 365 certified student housing Habitats and Environment Profile A
- Construction of a nursery
- Certified social housing Habitats and Environment Profile A
- Respect of climate plan of the city of Paris for all the works of the parcel

At the heart of the islet, is set up a green roof, as a fifth facade for future residents and residents, overlooking the garden, where biodiversity finds its right of city:

- Vegetation of 50% of the plot is 8500 m<sup>2</sup>
- Urban farming system on rooftops of 600 m<sup>2</sup> accessible to students and tenants.

### Building candidate in the category



Grand Prix Ville Durable





Coup de Cœur des Internautes



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